

**CITY OF CANNON FALLS
PLANNING COMMISSION MEETING AGENDA
TUESDAY, November 13, 2012
6:30 p.m.**

- 1. CALL TO ORDER.**
- 2. ROLL CALL:** Pidd, McCusker, Bauer, Price, Longtin, Hemmah and Duden.
- 3. APPROVAL OF AGENDA:**
 - A. Conflict of Interest Disclosure reminder.
- 4. APPROVAL OF MINUTES:**
 - A. October 8, 2012.
- 5. PUBLIC INPUT:**
 - A. Citizens may speak to issues not on the agenda. Before speaking, please give your name and address for the record. Please limit your comments to three minutes.
- 6. PUBLIC HEARING:**
 - A. Amending Comprehensive Plan and Rezoning Property to Hospital Campus PUD.
- 7. DISCUSSION ITEMS:**
 - A. Resolution 2012 – 12. Recommending Hospital Campus and PUD.
- 8. PLANNING COMMISSION MEMBER COMMENTS.**
- 9. ADJOURN.**

Meeting Schedule

Next Regular City Council Meeting..... Tuesday, November 20, 2012.
Next Regular P.C. Meeting..... Monday, December 10, 2012.

Cannon Falls Planning Commission Meeting
City Hall Council Chambers
October 8, 2012
6:30 p.m.

The Cannon Falls Planning Commission met Monday, October 8, 2012, at 6:30 p.m. in City Council Chambers. Present were Chair Daniel Pidd and Commissioners LeRoy McCusker, Tim Bauer, Mark Longtin, Bruce Hemmah, and Curt Duden. Also present were Dave Maroney, Community Development Director and Council Member Bill Duncan. Commissioner David Price was absent.

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| Call to Order | Chair Pidd called the meeting to order at 6:30 p.m. |
| Roll Call | Chair Daniel Pidd, Commissioner LeRoy McCusker, Commissioner Tim Bauer, Commissioner Mark Longtin, Commissioner Bruce Hemmah, and Commissioner Curt Duden. Commissioner David Price was absent. |
| Approval of Agenda | Commissioner Bauer moved, seconded by Commissioner McCusker and unanimously carried, to approve the agenda. |
| Approval of Minutes | Commissioner Bauer moved, seconded by Commissioner McCusker, and unanimously carried to approve the September 10, 2012 meeting minutes as submitted. |
| Public Input | None. |
| Public Hearing:
Casey's General
Store Conditional
Use/Variance
Application | <p>Dave Maroney, Community Development Director, reviewed the proposed plan to construct a new convenience store at 1125 Main Street. He showed an aerial photo of the site and reviewed the site plan for the store. He explained this use is permitted within the B2-General Business District with a Conditional Use Permit. He also said there were two variance requests, the first pertaining to the rear yard setback at approximately 17' as opposed to the 30' requirement. The second variance request pertains to front yard 15' and rear yard 20' green space requirements. The remainder of the plan appears to be in compliance with the applicable conditions of the zoning ordinance. The sign application proposals meet the standards of the sign ordinance.</p> <p>Larry Dammer, immediate neighbor to the east, expressed concerns related to control of traffic movements between the two properties, as well as concerns for debris and litter generated by customers of the convenience store. Mr. Dammer said he wants to work with Casey's to come up with a plan to prevent any unwanted cross-over traffic, pet walking, and parking on his property.</p> <p>Mr. Maroney said that Casey's is willing to work with Mr. Dammer and that resolving those issues would be part of the development plan.</p> <p>Commissioner McCusker noted there were storm sewers at the back of the lot that should be considered during construction. He also asked that</p> |

lighting be directed away from the residential area. He suggested a fence be constructed to prevent litter from blowing off the property. A final concern was customers walking their pets be kept off the neighboring property.

There was discussion on how to keep trash from blowing off the property. Suggestions included fencing and closely planted shrubs.

Joni Dyar, Casey's General Store, explained the site plan in more detail. She noted the hours of operation initially would be from 6 a.m. to 11 p.m.

Glenda Cooper, 122 Floyd Street, behind Dammer's, spoke in support of Casey's plan, stating that vandals have painted the current building as well as her garage. She also supported having security lighting on the site.

Larry Dammer discussed various means of preventing traffic and trash from Casey's entering his property. Alternatives of a raised planter or two-foot brick wall extension from the sign were discussed. It was noted that moving the sign too close to the road would interfere with visibility.

As there was no more public comment, the public hearing was closed.

Discussion Items:

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| A. Resolution
2012—11,
Casey's General
Store | Commissioner McCusker moved, seconded by Commissioner Price and unanimously carried, to approve Resolution 2012-11 Casey's General Store with the condition that a fence or debris barrier be considered on the east side. |
| B. Dynamic Sign
Regulations | Dave Maroney reported he has reviewed the Sign Ordinance, which must be amended if dynamic signs are to be allowed. He will continue to work on this task as time permits. |
| C. Moratorium
Planning –
Ordinance No.
315 | Dave Maroney reviewed the background on the temporary development moratorium for properties along the south Highway 52 corridor and gave updates on the various issues. The overpass for the Highway 52 Interchange project will not be constructed until 2019 at the earliest. The Cannon Falls Town Board intends to undertake responsibility for maintenance of the roads that will be constructed in conjunction with the interchange rather than have the affected properties annexed to Cannon Falls at this time. The hospital is moving ahead with plans to begin construction on the new facility in the spring of 2013. Staff recommendation is to modify the Comprehensive Plan and change the designation from Public Use to Planned Development Zone (or similar land use classification) for much of the 60-acre areas in and around the hospital site. The proposed minimum lot size within the PDZ is 40,000 square feet (compared to 20,000 in the B-2 District), which would allow additional complementary/high-value development opportunities around the hospital in the future. |

There was further discussion of the proposed roads surrounding the property and other related aspects of the Highway 52 project. The Commissioner's agreed that the proposed land use plan was reasonable and that staff should continue to pursue the suggested changes.

Planning
Commission
Member Comments

None.

Adjournment

Commissioner Price moved, seconded by Commissioner Longtin and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:55 p.m.

TO: Planning Commission.

FROM: Dave Maroney, Community Development Director.

SUBJECT: November 13, 2012 Agenda.

DATE: November 9, 2012.

Item 6 (A). Public Hearing for Hospital Campus PUD. A public hearing has been scheduled to consider amending the *Comprehensive Plan* to reguide certain property to *Hospital Campus* and to rezone the same property from a B-2, *Highway Business District* to a new zoning classification identified as *Hospital Campus Planned Unit Development* ("PUD"). The following exhibits and information provides support and guidance for adoption of the proposed amendments:

1. *Ordinance No. 315 and Exhibit A* – describes the temporary development prohibition and identifies the *Study Area*.
2. *Public Hearing Notice* published on November 1, 2012.
3. *Cannon Falls Comprehensive Plan (November 6, 2003)*, as amended.
4. *Cannon Falls Zoning Ordinance (March 2006)*, as amended.
5. *Staff Memorandum to Planning Commission, October 5, 2012, Item 7 (C)*.
6. *Planning Report, Part One and Part Two, Adult Uses*, prepared by Northwest Associated Consultants, Inc.
7. *New Vision for Health Care Delivery* prepared by the Mayo Clinic Health System in Cannon Falls.
8. *City of Cannon Falls Hospital Campus PUD (November 2012)* aerial map (enclosed) along with proposed amendments to the *Comprehensive Plan* and *Zoning Ordinance* as follows:

Comprehensive Plan:

The *Hospital Campus* land use designation guides development of higher value commercial and mixed use projects while employing careful land planning techniques designed to preserve natural amenities and provide for undeveloped open spaces.

The *Hospital Campus* land use designation encourages development of medical facilities including ancillary and complimentary uses, office development, research and development facilities and high density multiple family residential development. The *Hospital Campus* designation specifically prohibits sexually oriented uses, both principal and accessory.

Zoning Ordinance:

Allowable land uses within the *Hospital Campus PUD* are medical facilities including ancillary and complementary uses, office development, research and development facilities, and high density multiple family residential development. The *Hospital Campus PUD* designation specifically prohibits sexually oriented uses, both principal and accessory.

The proposed minimum lot size within the *Hospital Campus PUD* is 40,000 square feet; structures would be allowed to a maximum height of fifty (50) feet; and a maximum impervious surface limit of sixty-five percent (65%) would be permitted. Minimum setbacks for structures are as follows: Front Yard: 30 feet. Side Yard: 15 feet except 30 feet for the side yard of a corner lot abutting a public right of way. Rear Yard: 30 feet.

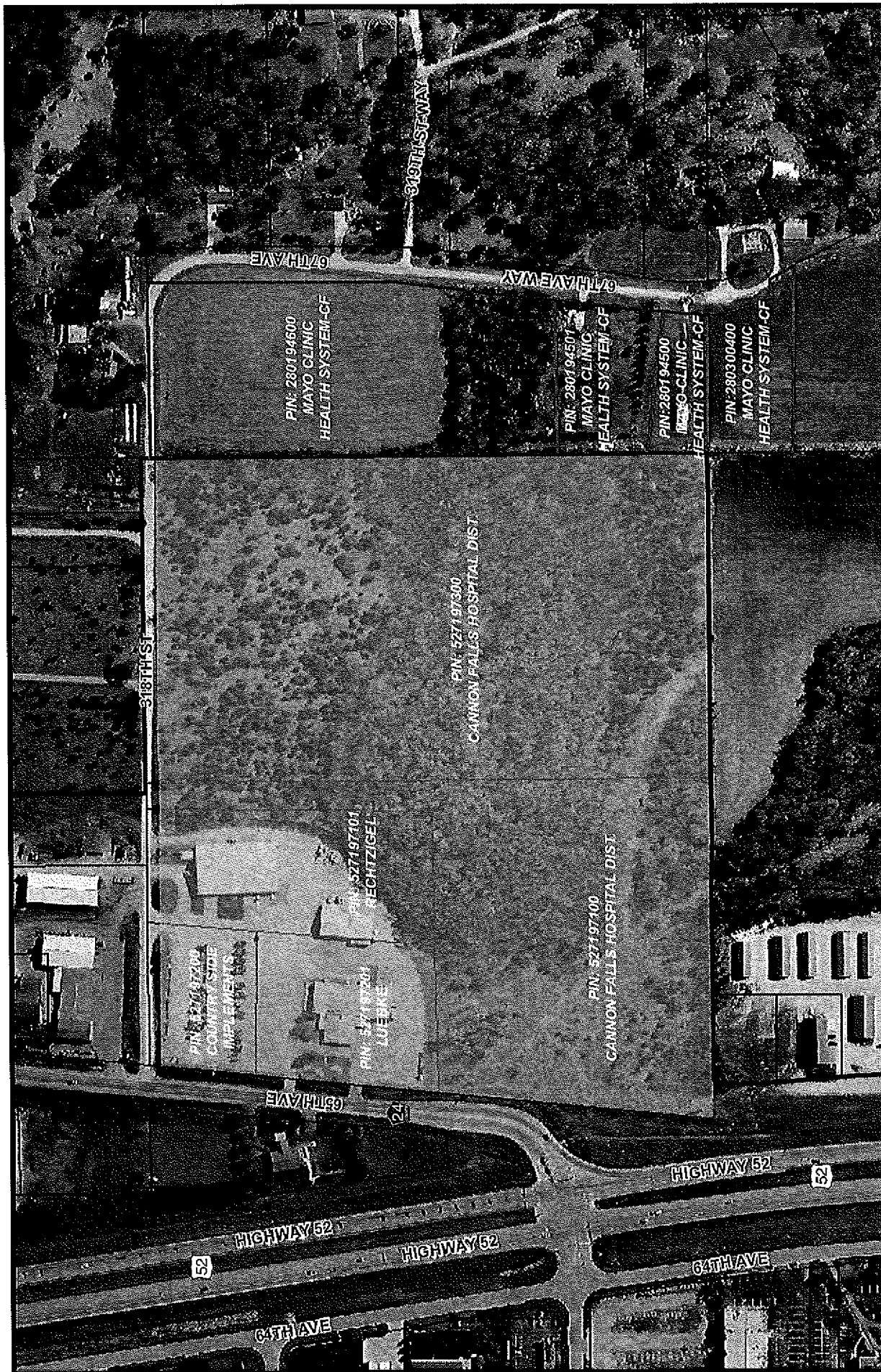
9. The *Hospital Campus* land use designation (*Comprehensive Plan*) and the *Hospital Campus PUD* (*Zoning Ordinance*) serve to guide and regulate land development within the approximately 46.5 acres of land that is colored in "gold" on the enclosed aerial map. Following a rezoning of this property and prior to development, a landowner (developer) will need to make application to the City for a conditional use permit to develop the land. The three (3) parcels that are currently developed within the proposed *Hospital Campus PUD* will continue to be allowed pursuant to Section 152.165 – 152.169 (Nonconforming Buildings, Structures and Uses) of the existing *Zoning Ordinance*.

10. The *Comprehensive Plan* and *Zoning Ordinance* amendments are written to promote new development within the *Hospital Campus PUD* that is compatible with and supportive of the Mayo Clinic medical center that will begin construction in 2013 and with surrounding properties. The Mayo Clinic Health Systems of Cannon Falls/Cannon Falls Hospital District currently own 37.7 acres located within the *Hospital Campus PUD* and the proposed zoning regulations will help to assure that the medical center campus and adjoining parcels are developed with complimentary uses and site plans. Based upon the findings and conclusions reached through various studies, sexually oriented businesses may produce secondary impacts or effects that are judged as negative to the health, safety and general welfare of a community and consequently are not considered to be compatible with a medical center or the other uses that will be allowed within the *Hospital Campus PUD*. A sexually oriented business would impact neighboring properties surrounding them distinct from the impact caused by other commercial uses and therefore are not compatible with the land uses that are permitted by the *Hospital Campus PUD*.

11. The *Hospital Campus PUD* can be served by existing and planned municipal services including water, sanitary sewer, storm sewer and roads and by private utilities such as gas, electric and telephone/internet. The State of Minnesota, Goodhue County, Cannon Falls Township and the City of Cannon Falls are working together to finalize plans for the construction of new roads that will expand access to properties located within and adjacent to the *Hospital Campus PUD*. Administering land development throughout the *Hospital Campus PUD* by conditional use permit will help to ensure that municipal services are provided efficiently and in a coordinated manner.

Following completion of the public hearing, the Planning Commission is asked to consider Resolution 2012-12.

Item 7(A). Resolution 2012-12. Hospital Campus PUD. Staff recommends consideration and approval of Resolution 2012-12.



0 75 150 300 Feet



1 inch = 300 feet

DATA DISCLAIMER:
Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2012

CITY OF CANNON FALLS HOSPITAL CAMPUS PUD

- Legend
- Proposed Annexation
 - Hospital Campus PUD
- 2012 Imagery



Prepared for
the City of Cannon Falls by
Goodhue County GIS Office
November 2012

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

PLANNING COMMISSION RESOLUTION NO. 2012-12

COMPREHENSIVE MUNICIPAL PLAN AMENDMENT AND REZONING

WHEREAS, the City Council approved Ordinance No. 315 temporarily prohibiting certain development in the south T.H. 52 corridor (the "Study Area") and requested that the Planning Commission initiate a planning study to consider changes to the City's official controls ("Zoning Code") and the Comprehensive Municipal Plan (the "Plan") as may be necessary to protect the planning process and the health, safety and welfare of the citizens of Cannon Falls; and

WHEREAS, the Planning Commission conducted a public hearing on November 13, 2012 to accept testimony relating to proposed changes to the Plan and Zoning Code that will affect certain parcels located within the Study Area and finds that:

A. The property that is proposed to be regraded and rezoned is legally described as:

That property located east of Highway 52, south of 318th Street and west of 67th Avenue Way comprised of five (5) parcels including PID's 52.719.7100; 52.719.7101; 52.719.7200; 52.719.7201; and 52.719.7300 (the "Subject Property"); and

B. The Subject Property is currently zoned B-2, Highway Business District; and

C. The Plan guides the Subject Property in part Highway Oriented Use (Highway Commercial uses) and in part Governmental/public/institutional (Public uses such as hospitals); and

D. The Subject Property is approximately 46.5 acres in size; and

E. Less than 19% of the Subject Property is currently developed; and

F. The Mayo Clinic Health Systems of Cannon Falls/Cannon Falls Hospital District owns 37.7 acres of the Subject Property and intends to construct a hospital on it; and

G. The Plan should be amended to provide uses that are compatible with and support the hospital that will be located on the site and exclude uses that are incompatible or that do not support the hospital. Compatible uses are: hospitals, clinics, doctors' offices, pharmacies, professional offices, research and development facilities and multiple family residential development (High Density Use); and

H. Sexually oriented business are not compatible with the hospital and supporting uses because sexually oriented businesses have an impact on the neighborhoods surrounding them which is distinct from the impact caused by other commercial uses, are associated with high crime rates, and depression of property values. The characteristics of Cannon Falls are similar to those of the cities cited by the reports referenced above and that the findings concerning the effects of sexually oriented businesses in other cities documented in the reports are relevant to potential circumstances in the City of Cannon Falls. In reliance on the data and conclusions made by the studies documented in the cited reports it is not

necessary for the City of Cannon Falls to conduct its own independent study concerning the effects of sexually oriented businesses with the city; and

I. In considering zoning ordinance amendments, Section 152.057 of the Cannon Falls Zoning Ordinance directs consideration of the possible effects of rezoning. Five specific effects to be considered are listed. The five effects the Planning Commission's findings relating to them are:

- (1) **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**
- (2) **The proposed use is or will be compatible with present and future land uses of the area.**

The Subject Property is located along Highway 52 and existing land use in this area includes commercial, agricultural, single family residential development and vacant land. The Subject Property is currently zoned B-2, Highway Business and most of the neighboring properties located north, east and south are currently located in Cannon Falls Township. Highway 52 and 65th Avenue (CSAH 24) are located immediately west of the Subject Property.

The proposed uses will be compatible with present and future land uses.

- (3) **The proposed use conforms is or will be compatible with all performance standards in this chapter.**

Allowed uses will have to conform to required performance standards.

- (4) **The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.**

Existing public services can be accommodated with existing public services and will not overburden the City's service capacity.

- (5) **Traffic generation by the proposed use is within capabilities of streets serving the property.**

Traffic generation by the proposed uses is within the capabilities of streets serving the property; and

J. Hospital Campus PUD zoning provides a viable economic use of the property.

NOW THEREFORE BE IT RESOLVED that the Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that based upon the findings cited herein that the Plan be amended to guide the Subject Property for Hospital Campus development and that the Subject Property be rezoned to Hospital Campus PUD and in accordance with the following minimum standards:

Allowable land uses within the Hospital Campus PUD (see attached map - Hospital Campus PUD) are medical facilities including ancillary and complementary uses, office development, research and development facilities, and high density multiple family residential development. The Hospital Campus PUD designation specifically prohibits sexually oriented uses, both principal and accessory.

The proposed minimum lot size within the Hospital Campus PUD is 40,000 square feet; structures would be allowed to a maximum height of fifty (50) feet; and a maximum impervious surface limit of sixty-five percent (65%) would be permitted. Minimum setbacks for structures are as follows: - Front Yard: 30 feet. Side Yard: 15 feet except 30 feet for the side yard of a corner lot abutting a public right of way. Rear Yard: 30 feet.

ADOPTED by the Planning Commission this 13th day of November, 2012.

CITY OF CANNON FALLS PLANNING COMMISSION

Daniel Pidd, Chairperson

ATTEST:

Aaron S. Reeves
City Administrator

Motion By:
Second By:

Pidd:
McCuster:
Bauer:
Price:
Longtin:
Hemmah:
Duden: